

Legends Townhomes Homeowner Association

Rules and Regulations

Key Rules Summary

- **Parking:** Assigned spaces only; visitor spots for guests. No trailers, boats, or inoperable vehicles.
- **Trash:** Discard all garbage in dumpsters. Call sanitation for bulky items (252-329-4522).
- **Pets:** Must be on a leash when outside; owners must "scoop the poop."
- **Grilling:** Prohibited within 10 feet of buildings or combustible materials. Immediate **\$250** fine for violations.

Rev. August 2026

The following Rules and Regulations have been put in place by your Board of Directors to make living at Legends pleasant and comfortable for every resident. Failure to comply with these Rules and Regulation will result in the following:

First Offense – Warning Second Offense - **\$50.00** fine Third Offense - **\$100.00** fine

Additional Offenses - **\$100.00** per occurrence

1. Pets – Domesticated household pets are allowed, but not to exceed pets per household. They shall not disturb or annoy other residents. The City of Greenville always requires that dogs be kept on a leash when outside and that the owner must “scoop the poop”. If City Code is violated, Animal Control will be contacted, and you will be held to the above listed enforcement by the association.
2. Vehicles – Only passenger cars and trucks of one ton capacity or less shall be permitted to utilize the parking area. Any vehicles that are inoperable and do not have valid tags cannot be kept in the parking lot.
3. Each vehicle should be parked between the two lines that are designated. Vehicle maintenance will not be permitted in the parking area. No trailers or boats. All motorcycles should have a block of wood under the kickstand. The Board holds the right to tow or remove any vehicles, boats, trailers etc. at the owners’ expense if they violate this rule.
4. Each owner is assigned two parking spaces. Visitor parking spaces are reserved for visitors only and are not to be used by owners with more than 2 vehicles.
5. 3. Children are not allowed to play on fences, mailboxes, or mechanical boxes. Parents will be responsible for any damage caused to common property by their children.

6. 4. No items should be stored outside of the unit or patio area. This includes bicycles, exercise equipment, toys, etc. These items should be stored inside the patio area or storage room. If these items are left outside unattended or in the way of the landscaper, they will be removed from the property as well as a fine imposed.
7. 5. Real estate or "For Rent" signs should be placed in the flower beds only so as not to impede the landscaper. If signs are placed in the grassy area, they will be removed. No "For Sale" signs or "For Rent" signs will be permitted at Legends entrances. No signs are allowed in windows. There will be no exception to these rules. Political signs may be placed for 45 days only, and then they must be removed.
8. 6. No noxious or offensive activity will be conducted on the premises. This includes any activity that would be a nuisance or annoyance to the neighborhood.
9. 7. Noise-- No noise should be louder than the normal spoken voice. This includes pets, stereos, and televisions. If the noise occurs after 11:00 pm it is requested that the police be contacted, and you email the management office in writing with the complaint so we are aware of the situation.
10. 8. Window Treatments – All window treatments should be white or beige in color and should be in good repair. No flags, banners or blankets will be used as drapes.
11. 9. Satellite Dishes: No satellite dishes or comparable devices are permitted without prior approval by the Board of Directors. Satellite dishes are NOT allowed in the front of the unit (on buildings or in common areas).
12. 10. All garbage must be discarded in dumpsters and not left outside. This includes cigarette butts. Large items are not to be disposed of in the dumpster area. You are responsible for disposing of these items at the land fill, or:
13. You must call the sanitation department of the City of Greenville to dispose of any furniture, appliances, and any large household items. **The City of Greenville Sanitation Department can be reached at 252-329-4522.** Alternatively, the City Compass App may be downloaded and utilized for reporting trash issues.
14. 11. No bicycles or skateboard ramps are allowed. No temporary or permanent recreational structures can be erected on the premises. This includes but is not limited to basketball goals.
15. 12. There are no fireworks allowed in Legends, nor are they to be set off on the property. Fireworks are against North Carolina State Law and any violation of these rules are subject to criminal prosecution.
16. 13. No personal yard sales. The only yard sales allowed are the ones put together by The Board of Directors.
17. 14. Grilling. No grilling is allowed within 10 feet of the buildings or combustible landscape material. Per NC Fire Prevention Code Volume V, Section 504.8. Usage of Grill within 10 feet of building will result in immediate fine of **\$250**, no warnings will be issued.

Homeowners are responsible to make sure that all tenants abide by the Rules and Regulations, as well as the Covenants and Bylaws of the Legends HOA. If not, the landlords are subject to the fines. You can find a set of Rules and Regulations and/ or Covenants and Bylaws on our website www.hoaenc.com

All questions and concerns MUST be in writing to your owner portal, the address of the HOA management, or emailed to your community manager. We will not receive your complaint over the phone.

Community Manager: Nae' Martin

1302 E Fire Tower Rd, Greenville NC 27858 www.hoaenc.com

Phone: 252-565-4820 ext. 2010

Email: managerhoaenc@gmail.com

Owner Portal: manage.buildium.com